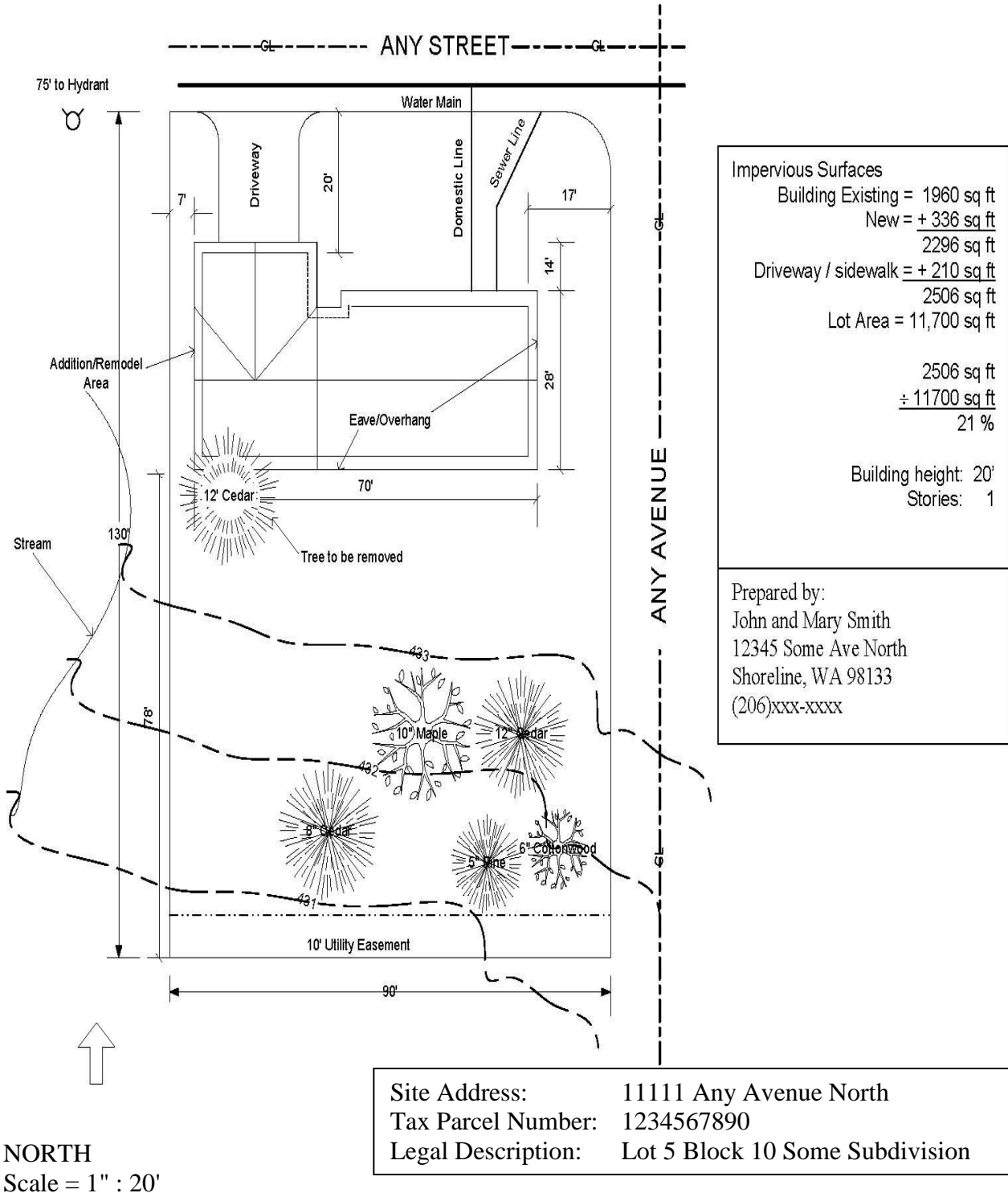




Planning & Community
Development

Site Plan-Residential Sample



See opposite side for checklist of items to be included on a site and/or civil plan

Business Hours: M – F 8:00 a.m. to 5 p.m. ♦ Permit Processing Hours: M – F 8 a.m. to 4:00 p.m.

Note: This handout is for informational use only and is not to be substituted for the Shoreline Development Code.

2/2014

Site Plan Checklist: 6 copies (3 reduced copies [maximum legal size] and 3 full size copies) drawn to engineering scale 1" = 20'

- ☐ Name, address, and phone number of the person who prepared the drawing.
- ☐ Vicinity map showing sufficient detail to clearly locate the project in relation to arterial streets, natural features/landmarks and municipal boundaries.
- ☐ Graphic scale and north arrow.
- ☐ Location, identification and dimension of all proposed, existing, and demolished buildings and their uses, projections, roof overhangs, covered breezeways, streets, alleys, rockeries, retaining walls, and fences. Note height.
- ☐ Dimensions of all property lines.
- ☐ Building setbacks for front, side, and rear property lines which are on or adjacent to the property, including utility, drainage, access, open space.
- ☐ Include the King County Auditor recording number for existing easements.
- ☐ Parking layout, include all walkways.
- ☐ Impervious surface calculations as a percentage of the site area and square feet for buildings and pavement.
- ☐ Frontage improvements for curb, gutter, sidewalk, access drive, and street trees (Note: Frontage improvements or a fee in-lieu of these improvements is required for projects with a value of 50% or more of the assessed value of the property.).
- ☐ Location of all proposed and existing water mains, valves and fire hydrants.

Civil Plan Checklist: three (3 copies) drawn to engineering scale.

Grading

- ☐ Clearing limits and trees to be retained.
- ☐ Existing contours at 2' intervals on site and 5' contours extending 100' from property.
- ☐ Proposed contours at 2' intervals, show in darker line than existing contours.
- ☐ At least two cross-sections, one in each direction, showing existing and proposed contours and horizontal and vertical scales past excavation, filled areas or cleared areas (indicate depth of cut/fill).
- ☐ Quantity of excavation and embankment in cubic yards.
- ☐ Quantity of surplus or unsuitable excavation materials to be exported from the site.
- ☐ Proposed disposal site with anticipated haul routes.

Erosion Control

- ☐ Silt fencing, catch basin protection, construction entrance, and temporary sediment ponds. Construction details and notes associated with each erosion control method. Contact information of the individual responsible for the on site erosion control manual.

Drainage and Paving

- ☐ Plan view of drainage system and associated paving.
- ☐ Profiles of drainage system and roadway improvements.
- ☐ Details of all structures and drainage facilities including, catch basins, flow control devices, water quality, and infiltration facilities.

Utilities

- ☐ Locations of all existing and proposed utilities including water, sewer, gas, electric, and telecommunications

Additional information that may be required

- ☐ Downstream drainage analysis, drainage calculations, and soils information.
- ☐ Geo-technical or soils report

Note: This handout is provided as an aid and is for informational use only. It is not a substitute for the Shoreline Municipal Code or the Shoreline Development Code.